



15 MAYLEA DRIVE, OTLEY LS21 3ND

Asking price £330,000

FEATURES

- Beautifully Extended Three Bedroomed Semi Detached House
- Luxurious Underfloor Heating To The Ground Floor, With Radiators To The Sitting Room & The First Floor
- Private Off Road Parking To The Front Elevation
- Very Popular Neighbourhood Set On The Fringe Of Otley
- Superb Dining Kitchen, Utility & Downstairs WC, Together With The Sitting Room To The Ground Floor
- Three Good Sized Bedrooms & A Modern Three Piece House Bathroom
- Fully Enclosed Rear Garden With A Large Patio And Lawn
- EPC Rating D / Tenure Freehold / Council Tax C



**SHANKLAND
BARRACLOUGH**
ESTATE AGENTS

Much Improved And Extended Three Bedroom Semi Detached

A smartly presented and tastefully extended three bedroomed semi detached house with private off road parking to the front and a good sized fully enclosed garden to the rear. The property incorporates a fabulous proportioned dining kitchen with a smart modern range of fitted kitchen units, complemented by luxurious underfloor heating. This continues through to a valuable utility room and the downstairs wc. Finally to the ground floor is a generous proportioned sitting room. To the first floor there are three bedrooms and a smart modern house bathroom. Good sized attic over with a pull down ladder and boarding to the majority of this space. To arrange your viewing of this fine semi detached home, please contact Shankland Barraclough Estate Agents in Otley for your appointment.

Otley is a beautiful Yorkshire market town having a population of approximately 15,000 people, set on the banks of the River Wharfe. Otley is a friendly and picturesque town with a rich commercial and community life. The town lies in attractive countryside within Mid-Wharfedale at the centre of the rural triangle between Leeds, Harrogate and Bradford. Immediately to the south of the town rises Otley Chevin, which gives magnificent views over Mid-Wharfedale, fantastic walks and cycling routes and in the past provided much of the stone from which the town centre was built. Highly regarded primary schools and the outstanding Prince Henry's Grammar School are found within the town itself, together with a lovely mix of popular branded stores a fantastic array of independently run shops, making Otley a very popular and pleasant town in which to live.

The accommodation with GAS FIRED CENTRAL HEATING, SEALED UNIT DOUBLE GLAZING and with approximate room sizes, comprises:

Entrance Hall

Composite door to the side elevation, underfloor heating and the staircase to the first floor.

Sitting Room 15' x 9'9" (4.57m x 2.97m)

Windows to the front elevation and a central heating radiator

Dining Kitchen 17'9" x 11'9" (5.41m x 3.58m)

A fabulous spacious dining kitchen offering a good range of fitted kitchen units

having granite worksurfaces over and a range of integrated appliances including a fridge-freezer, dishwasher and a wine fridge, together with a twin oven and a four ring gas hob with an extractor hood over. The kitchen is complemented by tiled flooring having luxurious underfloor heating, French doors and windows to the the enclosed rear garden.

Utility Room 8'9" x 6'6" (2.67m x 1.98m)

Built in storage cupboards, plumbing for a washer, underfloor heating and a half glazed door to the rear garden.

Downstairs WC

Fitted with a low level wc and a wash hand basin to a vanity unit. Heated towel rail and a window.

First Floor Landing

With the access hatch to the majority boarded loft with a fitted pull down ladder for easy access.

Bedroom 1. 15' x 9'9" (4.57m x 2.97m)

Lovely proportioned principle bedroom having a central heating radiator and two windows to the front elevation.

Bedroom 2. 10'6" x 7' (3.20m x 2.13m)

Central heating radiator and a window to the rear elevation.

Bedroom 3. 9' x 8' (2.74m x 2.44m)

Central heating radiator and a window to the rear elevation.

Bathroom WC

White three piece suite comprising a bath with a mixer shower tap and screen over, a wash hand basin and a low level wc. The bathroom is complemented by fully tiled walls and flooring, electric underfloor heating and a window to the side elevation.

Outside

To the front is private parking for two cars. Moving around to the rear is a fully enclosed garden with two large patio's in an Indian stone to a lawned garden. Timber shed and fencing.



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Tenure, Services And Parking

Tenure: Freehold

All Mains Services Connected

Parking: Private Off Road Parking To The Front

Internet and Mobile Coverage

Independently checked information via Ofcom shows that Ultrafast Broadband up to 1800 Mbps download speed is available to this property. Mobile Phone coverage is available to the four main carriers. For further information please refer to: <https://checker.ofcom.org.uk>

Council Tax

Leeds City Council Tax Band C. For further details on Leeds Council Tax Charges please visit www.leeds.gov.uk or telephone them on 0113 2224404.

Viewing Arrangements

We would be delighted to arrange a viewing for you on this property. To view, please contact Shankland Barraclough Estate Agents on (01943) 889010, e-mail us info@shanklandbarraclough.co.uk or call in to our office at 26 Kirkgate, Otley LS21 3HJ.

Opening Hours

Monday to Friday 9am - 5.30pm

Saturdays 9am - 4pm



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Mortgage Advice

We are delighted to offer Whole of Market Mortgage advice through our relationship with T&C Independent Mortgage Advisors. To make an appointment please ring 01943 889010 and we will arrange for our advisor to help you source the most suitable mortgage for your circumstances.

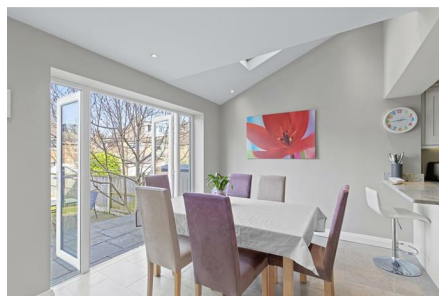
The Initial consultation is free of charge and totally without obligation. A fee may then be payable if you choose to use their services.

Offer Acceptance & AML Regulations

Money Laundering, Terrorist Financing & Transfer of Funds Regulations 2017. To enable us to comply with the expanded Money Laundering Regulations we are required to obtain proof of how the property purchase is to be financed as well as identification from all prospective buyers. Buyers are asked to please assist with this so that there is no delay in agreeing a sale. The cost payable by the successful buyer(s) for this is £20 (inclusive of VAT) per named buyer and is paid to the firm that administers the money laundering ID checks, Movebutler. Please note the property will not be marked as sold subject to contract until appropriate identification has been provided and all AML checks are completed.

Please Note

The extent of the property and its boundaries are subject to verification by inspection of the title deeds. The measurements in these particulars are approximate and have been provided for guidance purposes only. The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. The internal photographs used in these particulars are reproduced for general information and it cannot be inferred that any item is included in the sale.



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Total Area: 82.9 m² ... 892 ft²

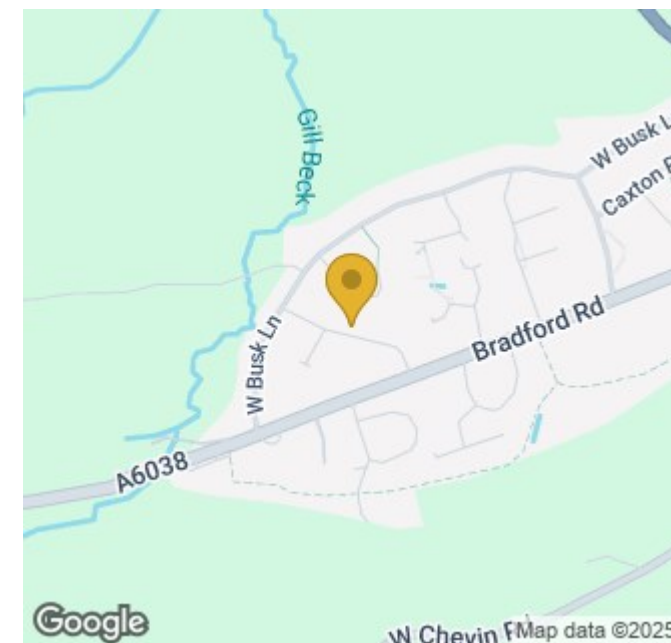
All measurements are approximate and for display purposes only.

No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.



T: Call us on 01943 889010

E: info@shanklandbarracrough.co.uk

W: www.shanklandbarracrough.co.uk

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